

**MINUTES OF THE WAVERLEY LOCAL PLANNING
PANEL MEETING HELD BY VIDEO CONFERENCE ON
WEDNESDAY, 9 DECEMBER 2020**

Panel members present:

Hon RN Talbot (Angus) (Chair)
Graham Brown
Richard Thorp
Allyson Small (Community Rep)

Also present:

Ms B McNamara	Manager, Development Assessment (North/South)
Ms A Rossi	Manager, Development Assessment (Central)
Ms E Finnegan	Acting Manager, Development Assessment
Ms R Siaoisi	Administration Officer

At the commencement of the public proceedings at 12.04pm those panel members present were as listed above.

At 1.00pm, the meeting was closed to the public.

At 2.00pm, the Panel reconvened in closed session.

At 3.20pm, the meeting closed.

WLPP-2012.A

Apologies

There were no apologies

WLPP-2012.DI

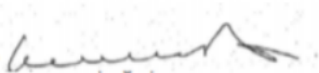
Declarations of Interest

The Chair called for declarations of interest and none were received.

WLPP-2012.R

Determinations

The Panel resolved to make the following determinations overleaf.



Hon RN Talbot (Angus)
Chairperson

3/8 (8A) Castlefield Street, Bondi – Alterations and additions to existing apartment (unit 3) including internal reconfiguration and top floor extension (DA-319/2020)

Report dated 26 November 2020 from the Development and Building Unit.

Recommendation: That the application be approved in accordance with the conditions contained in the report.

RESOLUTION: The Waverley Local Planning Panel, exercising the functions of Council as consent authority, is satisfied that the matters required to be addressed under clause 4.6(4) of Waverley LEP 2012 have been demonstrated and that consent may be granted to the development application that contravenes the floor space ratio development standard. The Panel concurs on behalf of, and as the delegate of, the Secretary, Department of Planning, Industry and Environment.

The Panel approves the development application in accordance with the recommendations in the Officer's report and recommended conditions.

For the RESOLUTION: Talbot, Brown, Small and Thorp

Against the RESOLUTION: Nil

REASON: The Panel concurs with the recommendations in the Officer's report and recommended conditions.

M Smith (on behalf of the applicant) addressed the meeting

10 Gipps Street, Bronte – Alterations and additions to dwelling house, including partial demolition, internal reconfiguration and first floor addition (DA-316/2020)

Report dated 26 November 2020 from the Development and Building Unit.

Recommendation: That the application be approved in accordance with the conditions contained in the report.

RESOLUTION: The Panel approves the development application in accordance with the recommendations in the Officer's report and recommended conditions as amended by the Panel:

Condition 2. General Modifications

(f) Details of fireplace, flue and discharge point are to be provided.

For the RESOLUTION: Talbot, Brown, Small and Thorp

Against the RESOLUTION: Nil

REASON: The Panel concurs with the recommendations in the Officer's report and recommended conditions as amended by the Panel above.

*L Joslyn, M Main (on behalf of Charing Cross Precinct) – objectors,
M Taylor and M Whale (on behalf of the applicant) addressed the meeting*

15-17 Lamrock Avenue Bondi Beach – Modification including replacing metal pitched roof with concrete flat roof, alter internal layout to units on Ground, Level 1 & Level 2; deletion and addition of windows, installation of solar panels, deletions of condition 21(d), condition 21(f) and various other modifications (DA-170/2019/B)

Report dated 27 November 2020 from the Development and Building Unit.

Recommendation: That the application be approved in accordance with the conditions contained in the report.

RESOLUTION: The Panel approves the modification application except in respect of the deletion of the garbage storage area (Condition 2(b)) which is to be retained.

For the RESOLUTION: Talbot, Brown, Small and Thorp

Against the RESOLUTION: Nil

REASON: The Panel concurs with the recommendations in the Officer’s report and recommended conditions.

HJ Keenan (Objector), L Kosnetter and M Shapiro (on behalf of the applicant) addressed the meeting

19 Dellview Street, Tamarama – Alterations and additions to the existing residential flat building including construction of new garages, balconies, attic level addition and strata subdivision (DA-326/2020)

Report dated 27 November 2020 from the Development and Building Unit.

Recommendation: That the application be refused for the reasons contained in the report.

RESOLUTION: This development application is refused in accordance with the recommendation in the assessment report on the basis that the suggested amendments in letter dated 7 December 2020 have not been fully assessed by the Council or the Panel and in the opinion of the Panel are more able to be dealt with under section 8.3 of the EPA Act.

For the RESOLUTION: Talbot, Brown, Small and Thorp

Against the RESOLUTION: Nil

REASON: Insufficient time was available for the Council and Panel to fully assess the suggested amendments in the applicants' letter dated 7 December 2020.

J Askin(on behalf of the applicant) addressed the meeting

629-631 Old South Head Road, Rose Bay – Modifications to approved residential flat building, including external and internal unit reconfiguration, lift access extended to top level and various other alterations to facades of building (DA-82/2016/C)

Report dated 29 November 2020 from the Development and Building Unit.

Recommendation: That the modification application be approved in accordance with the conditions contained in the report.

RESOLUTION: The Panel approves the modification application in accordance with the recommendations in the Officer's report and recommended conditions.

For the RESOLUTION: Talbot, Brown, Small and Thorp

Against the RESOLUTION: Nil

REASON: The Panel concurs with the recommendations in the Officer's report and recommended conditions.

T Quinton and G Karavanas (on behalf of the applicant) addressed the meeting

130 Hewlett Street, Bronte – Demolition of dwelling and construction of a four storey dwelling house with integrated parking (DA-261/2020)

Report dated 26 November 2020 from the Development and Building Unit.

Recommendation: That the application be granted deferred commencement consent in accordance with the conditions contained in the report.

RESOLUTION: The Waverley Local Planning Panel, exercising the functions of Council as consent authority, is satisfied that the matters required to be addressed under clause 4.6(4) of Waverley LEP 2012 have been demonstrated that consent may be granted to the development application that contravenes the floor space ratio development standard. The Panel concurs on behalf of, and as the delegate of, the Secretary, Department of Planning, Industry and Environment.

The Panel approves the development application as a deferred commencement consent in accordance with the recommendations in the Officer's report and in accordance with the conditions recommended in the report as amended by the Panel as follows:

Delete Deferred Commencement conditions 1 and 3 and provide as follows:

Deferred commencement consent is granted in accordance with the provisions of section 4.16(3) of the *Environmental Planning and Assessment Act 1979*. The consent is not to operate until the applicant has satisfied Council as to the following matters before the consent can operate:

1. The overall height of the building is to be reduced to RL48.50 from RL49.00 at the roof level.
2. The lower ground floor plan is to be amended to remove one car parking space and relocate the 'Sub Floor Storage Room' to sit in place of the third car space in order to reduce the extent of excavation.

The applicant has 12 months to obtain approval of the amended plans and additional information required by the deferred commencement matters in order to activate the consent. The consent will become active for five years from the date of satisfying the deferred commencement consent matters.

For the RESOLUTION: Talbot, Brown, Small and Thorp

Against the RESOLUTION: Nil

REASON: The amendments to the plans minimise the breach of the wall height requirement and roof height development standard.

E Emvalomas (objector), B Brown (on behalf of the applicant) addressed the meeting